

CITY of CORONA

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	111,500
Annual Single-Family Units Permitted (1996-98, Avg.):	1,750
Annual Multi-Family Units Permitted (1996-98, Avg.):	67
Total Annual Residential Units Permitted (1996-98, Avg.):	1,817

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> N 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> Y 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> Y 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> N 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> Y 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> Y 17. Fire Service Fees	N
<input checked="" type="checkbox"/> Y 5. Engineering / Public Works Dept. Fees	Y	<input checked="" type="checkbox"/> Y 18. Police Service Fees	N
<input checked="" type="checkbox"/> Y 6. Grading Permit Fees	Y	<input type="checkbox"/> N 19. Public Safety Fees	-
<input checked="" type="checkbox"/> Y 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> Y 20. School District Fees	Y
<input checked="" type="checkbox"/> Y 8. Mechanical Permit Fees	Y	<input type="checkbox"/> N 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> Y 9. Plumbing Permit Fees	Y	<input type="checkbox"/> N 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> Y 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> Y 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> Y 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> N 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> N 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> Y 13. Water Connection Fees	Y	<input type="checkbox"/> N 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: Quimby Fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	50-75%
multi-family	<25%

v. Nexus Reports

City Wide Development Impact Fees (1996)-street, signal, park improvement, fire, police, library
 South Corona Development Impact Fees (1999)- street, signal, park improvement, fire, police, library

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL**i. Project Typical for Jurisdiction?**

Yes

ii. Expected Location of New Subdivision in this Jurisdiction:

NW corner of Lincoln Ave. @ Chase Dr.
 Expanding Residential Area (Formerly Orange Groves)

iii. Expected Environmental Assessment Determination:

Exempt under Master EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (40 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; no private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-traffic, drainage, others required depending on the site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	70.40
Private Garage Valuation Price per Sq. Ft.	35.00
Total Valuation per Unit	190,000
Total Valuation per 25 Unit Subdivision Model	4,750,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	4550 flat + 5 acres @ 15.50/acre		4,628
Zone Change Application Fee	2940 flat + 5 acres @ 4.00/acre		2,960
Planned Unit Development Fee			-
Administrative Review Fee	flat		2,725
Development Plan Review	1850 flat + 10/unit		2,100
Tentative Map Fee	4355 flat + 23/lot		4,930
Final Map Fee	2375 flat + 27/lot		3,050
Certificate of Compliance	flat		855
Development Agreement Fee	flat		2,500
Design Review Fee	4135 flat + 10/unit		4,385
Scanning Fees	flat		20
Fish and Game Fee	flat		78
Environmental Assessment Fee	flat		800
Subtotal Planning Fees			29,031

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	583	14,575
Building Plan Check Fee (Model)	schedule based on val'n (3 @ 624/model)		1,872
Building Plan Check Fee (Production)	schedule based on val'n (22 @ 515/unit)		12,875
Landscape Plan Check Fee	schedule based on landscape val'n (215,175)		679
Landscape Permit Fee	schedule based on landscape val'n (215,175)		635
Grading Plan Check Fee	schedule based on CY		4,068
Grading Plan Scanning Fee	flat		13
Grading Permit Fee	schedule based on CY		1,150
Improvement Plan Check	3% of improvement val'n (based on val'n of 500,000)		15,000
Subdivision Inspection Fee	4% of improvement val'n (based on val'n of 500,000)		20,000
Erosion Control Plan Check	flat		425
Erosion Control Plan Scanning Fee	flat		13
Drainage Study Review	deposit ¹		1,470
Traffic Study Review	deposit ¹		875
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	19.00	475
Blueprint Fees	30 @ 2.50/sheet		75
Building Permit Microfilm Fee	2.00/permit	2	50
Electrical Permit Microfilm Fee	2.00/permit	2	50
Plumbing Permit Microfilm Fee	2.00/permit	2	50
Mechanical Permit Microfilm Fee	2.00/permit	2	50
Electrical Permit Fee	per fixture count	150	3,750
Plumbing Permit Fee	per fixture count	127	3,175
Mechanical Permit Fee	per fixture count	98.47	2,462
Plumbing Permit Issuance Fee	35/permit	35	875
Mechanical Permit Issuance Fee	35/permit	35	875
Street Name Sign Fabrication Fee	flat		260
Occupancy Fee	flat per unit	255	6,375
Property Development Tax	flat per unit	960	24,000
Edison - Electricity Connection Fee	10/meter	10	250
SDG&E - Gas Connection Fee	25/meter	25	625
City - Sanitary Sewer Connection Fee	flat per unit	2,457	61,425
City - Water Connection Fee	255 flat + 15/meter	270	6,750
Subtotal Plan Check, Permit & Inspection Fees			185,222

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Quimby Fees	based on Quimby calc'n	1382.40	34,560
Corona-Norco USD - School Fee	1.93 / sf	4,825	120,625
Thoroughfare Fee ²	flat per unit	10,680	267,000
Traffic Signals Fee ²	flat per unit	400	18,000
Drainage District #3 Fee ²	flat per unit	4,359	108,975
Fire Services Fee ²	flat per unit	112	2,800
Police Service Fee ²	flat per unit	136	3,400
Library Fees ²	flat per unit	176.69	4,417
Park Improvement Fees ²	flat per unit	3,329	83,225
Landscape/Tree Fee ²	flat per unit	1,391	34,775
Capital Facilities Project Reimbursement Fee ²	flat per unit	68	1,700
Emergency Facilities Fees ²	flat per unit	248	6,200
Subtotal Infrastructure, Impact & District Fees			685,677

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	899,930
Total Fees per Unit (total from above / 25 units)	35,997

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

Y

ii. Expected Location of New Infill Unit in this Jurisdiction:

SE corner of Eighth @ Howard
Central Corona

iii. Expected Environmental Assessment Determination:

Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway, sidewalks, front yard landscaping
-Typical Reporting	-traffic, drainage, others depending on the site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	70.40
Private Garage Valuation Price per Sq. Ft.	35.00
Total Valuation per Model	190,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
Certificate of Compliance	flat	855
Scanning Fee	flat	20
Subtotal Planning Fees		875

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	583
Building Plan Check Fee	schedule based on val'n	624
Grading Plan Check Fee	schedule based on CY	1,013
Grading Plan Scanning Fee	flat	13
Grading Permit Fee	schedule based on CY	1,070
Erosion Control Plan Check	flat	425
Erosion Control Plan Scanning Fee	flat	13
Drainage Study Review	deposit ¹	1,470
Traffic Study Review	deposit ¹	875
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	19.00
Blueprint Fees	15 @ 2.50/sheet	38
Building Permit Microfilm Fee	2.00/permit	2
Electrical Permit Microfilm Fee	2.00/permit	2
Plumbing Permit Microfilm Fee	2.00/permit	2
Mechanical Permit Microfilm Fee	2.00/permit	2
Electrical Permit Fee	per fixture count	150
Plumbing Permit Fee	per fixture count	127
Mechanical Permit Fee	per fixture count	98.47
Plumbing Permit Issuance Fee	35/permit	35
Mechanical Permit Issuance Fee	35/permit	35
Occupancy Fee	flat per unit	255
Property Development Tax	flat per unit	960
Edison - Electricity Connection Fee	10/meter	10
SDG&E - Gas Connection Fee	25/meter	25
City - Storm Drain Connection Fee ³	2800 sf @ 0.13/impervious area	364
City - Sanitary Sewer Connection Fee	flat per unit	2,457
City - Water Connection Fee	255 flat + 15/meter	270

Subtotal Plan Check, Permit & Inspection Fees		10,938
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viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Corona-Norco USD - School Fee	1.93 / sf	4,825	4,825
Traffic Signals Fee	flat per unit	155.48	156
City - Water Impact Fee	flat per unit	2,605	2,605
City - Fire Services Fee	flat per unit	402.40	402
City - Police Service Fee	flat per unit	131.38	131
Library Fees	flat per unit	176.69	177
Park and Recreation Fee	flat per unit	1315.64	1,316
Park Improvement Fee	flat per unit	1,364	1,364
Landscape/Tree Fee	flat per unit	405.12	405
Subtotal Infrastructure, Impact & District Fees			11,381

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	23,194
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D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** No - developments are typically larger
- ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** NE corner of Promenade @ McKinley
- iii. Expected Environmental Assessment Determination:** Exempt under Master EIR
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street (40 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; full street, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, driveways, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-50% of the outdoor area shall be common
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, seismic, hydrology, habitat, others required depending on the site

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	64.20
Private Garage Valuation Price per Sq. Ft.	35
Total Valuation per Unit	71,200
Total Valuation per 45 Unit Subdivision Model	3,204,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	4550 flat + 5 acres @ 15.50/acre		4,628
Zone Change Application Fee	2940 flat + 5 acres @ 4.00/acre		2,960
Planned Unit Development Fee			-
Administrative Review Fee	flat		2,725
Development Plan Review	1850 flat + 10/unit		2,100
Certificate of Compliance	flat		855
Design Review Fee	4135 flat + 10/unit		4,585
Scanning Fees	flat		20
Fish and Game Fee	flat		78
Environmental Assessment Fee	flat		800
Subtotal Planning Fees			18,751

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	310	13,950
Building Plan Check Fee	schedule based on val'n	332	14,940
Landscape Plan Check Fee	schedule based on landscape val'n (268,900)		803
Landscape Permit Fee	schedule based on landscape val'n (268,900)		751
Grading Plan Check Fee	schedule based on CY		4,068
Grading Plan Scanning Fee	flat		13
Grading Permit Fee	schedule based on CY		1,134
Improvement Plan Check	3% of improvement val'n (based on val'n of 500,000)		15,000
Subdivision Inspection Fee	4% of improvement val'n (based on val'n of 500,000)		20,000
Erosion Control Plan Check	flat		425
Erosion Control Plan Scanning Fee	flat		13
Drainage Study Review	deposit ¹		1,470
Traffic Study Review	deposit ¹		875
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.12	320
Blueprint Fees	30 @ 2.50/sheet		75
Building Permit Microfilm Fee	2.00/permit	2	90
Electrical Permit Microfilm Fee	2.00/permit	2	90
Plumbing Permit Microfilm Fee	2.00/permit	2	90
Mechanical Permit Microfilm Fee	2.00/permit	2	90
Electrical Permit Fee	per fixture count	125	5,625
Plumbing Permit Fee	per fixture count	113	5,085
Mechanical Permit Fee	per fixture count	98.47	4,431
Plumbing Permit Issuance Fee	35/permit	35	1,575
Mechanical Permit Issuance Fee	35/permit	35	1,575
Street Name Sign Fabrication Fee	flat		260
Occupancy Fee	flat per unit	255	11,475
Property Development Tax	flat per unit	960	43,200
Edison - Electricity Connection Fee	10/meter	10	450
SDG&E - Gas Connection Fee	25/meter	25	1,125
City - Sanitary Sewer Connection Fee	flat per unit	1,820	81,900
City - Water Connection Fee	255 flat + 15/meter	270	12,150
Subtotal Plan Check, Permit & Inspection Fees			243,048

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Quimby Fees	based on Quimby calc'n	1382.40	34,560
Corona-Norco USD - School Fee	1.93 / sf	1,930	86,850
Thoroughfare Fee	3 @ 640/acre		1,920
Traffic Signals Fee	flat per unit	98.83	4,447
City - Water Impaact Fee	flat per unit	2,605	117,225
City - Fire Services Fee	flat per unit	485.54	21,849
City - Police Service Fee	flat per unit	139.76	6,289
Library Fees	flat per unit	130.01	5,850
Park and Recreation Fee	flat per unit	968.07	43,563
Park Improvement Fee	flat per unit	1660	74,700
Landscape/Tree Fee	flat per unit	257.50	11,588
SP-81-2 Signal Fee	flat per unit	65	2,925
Subtotal Infrastructure, Impact & District Fees			411,766

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	673,565
Total Fees per Unit (total from above / 45 units)	14,968

Notes: ¹ Deposits are based on typical actual costs.

² These fees are for the South Corona Specific Plan Area and differ from the city-wide impact fees. Developers have the option to build the needed facilities rather than pay the impact fees, but currently most developers typically pay the fees.

³ Only charged in areas not in Master Planned Areas. The 25-unit and 45-unit developments are in Master Planned Areas.